093.0	0002	0014.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 960,300 / 960,300
					USE VALUE: 960,300 / 960,300
					ASSESSED: 960,300 / 960,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACOBO MICHELLE C
Owner 2:	ZUDECK PATRICIA D
Owner 3:	
Street 1:	104 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FAHEY LEO J & JOYCE E -
Owner 2:	-
Street 1:	104 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,327 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2998 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8327.000	482,100	9,300	468,900	960,300
Total Card	0.191	482,100	9,300	468,900	960,300
Total Parcel	0.191	482,100	9,300	468,900	960,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.29 | /Parcel: 320.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60230

GIS Ref

GIS Ref

Insp Date 10/01/18

!7597!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	482,200	9300	8,327.	468,900	960,400	960,400	Year End Roll	12/18/2019
2019	101	FV	368,900	8400	8,327.	475,600	852,900	852,900	Year End Roll	1/3/2019
2018	101	FV	368,900	8400	8,327.	355,000	732,300	732,300	Year End Roll	12/20/2017
2017	101	FV	368,900	8400	8,327.	321,500	698,800	698,800	Year End Roll	1/3/2017
2016	101	FV	368,900	8400	8,327.	308,100	685,400	685,400	Year End	1/4/2016
2015	101	FV	326,700	8400	8,327.	261,200	596,300	596,300	Year End Roll	12/11/2014
2014	101	FV	325,500	8400	8,327.	247,800	581,700	581,700	Year End Roll	12/16/2013
2013	101	FV	325,500	8400	8,327.	235,800	569,700	569,700		12/13/2012

PRINT

Date	Time
12/10/20	22:13:06

LAST REV

Date	Time
07/31/19	09:52:17
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7597

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAHEY LEO J & J	45732-23		7/29/2005		529,000	No	No		
	12905-345		12/9/1975		42,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2014	1255	Heat App	7,000		9/25/2014			Install central AC
8/18/2014	1024	Dormers	72,500		8/18/2014			3rd floor master s
8/4/2014	946	Inter Fi	6,000		8/4/2014			Interior demo 3rd
4/23/2014	368	Redo Bat	1,200					
9/10/2010	1099	Redo Kit	16,000					
7/7/2010	796	Wood Dec	7,500					REPL EXISTG DECK
6/21/2010	718	Redo Bat	12,100					RENOVAT BEDROOM &
9/24/1997	578	Manual	10,500					SIDING/GUTTERS/TRI

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	BS	Barbara S
8/18/2014	Info Fm Prmt	PC	PHIL C
8/4/2014	Info Fm Prmt	PC	PHIL C
6/16/2014	Measured	PC	PHIL C
3/24/2009	Meas/Inspect	189	PATRIOT
11/17/2005	MLS	MM	Mary M
2/2/2000	Meas/Inspect	263	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60230
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8327		Sq. Ft.	Site		0	70.	0.80	5									468,865						468,900	

Total AC/HA: 0.19116 | Total SF/SM: 8327 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 468,865 | Spl Credit | Total: 468,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11916888
Const Adj.:	0.98990101
Adj $ / SQ:	138.483
Other Features:	113051
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	505396
Depreciation:	23248
Depreciated Total:	482148

COMMENTS

STAIRS TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

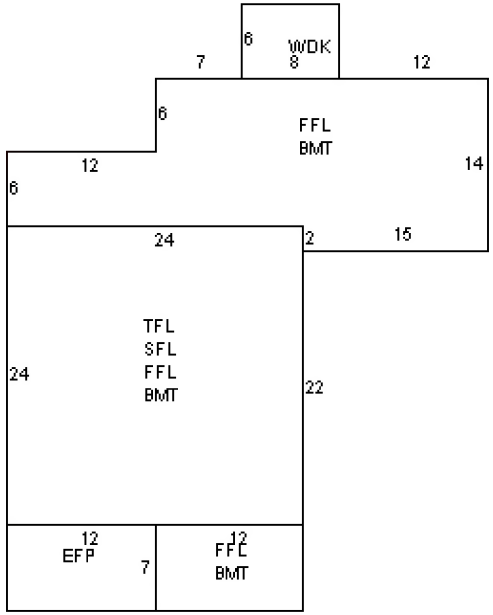
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	138.48
Special Features:	0	Val/Su Net:	139.50
Final Total:	482100	Val/Su SzAd	215.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,086	70.630	76,700
FFL	First Floor	1,086	138.480	150,393
SFL	Second Floor	576	138.480	79,766
TFL	Third Floor	576	138.480	79,766
EFP	Enclos Porch	84	59.030	4,959
WDK	Deck	48	15.840	760

Net Sketched Area:	3,456	Total:	392,344
Size Ad	2238	Gross Are	3456	FinArea	2998
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1931	21.25	T	30	101			6,000			6,000
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						
22	Wood Deck	D	Y	1	12X14	G	GD	2010	14.94	T	5.4	101			2,400			2,400
19	Patio	D	Y	1	14X18	A	AV	2010	3.74	T	7.2	101			900			900

More:	N	Total Yard Items:	9,300	Total Special Featues:		Total:	9,300